

TESTIMONY OF
THE CONNECTICUT MESSENGER COURIER ASSOCIATION
THE CONNECTICUT COALITION OF PROPERTY OWNERS
THE GREATER DANBURY CHAMBER OF COMMERCE
THE LUMBER DEALERS' ASSOCIATION OF CONNECTICUT
THE MILFORD CHAMBER OF COMMERCE
THE NORTHWEST CONNECTICUT CHAMBER OF COMMERCE

BEFORE THE LEGISLATURE'S
PLANNING & DEVELOPMENT COMMITTEE
1:00 PM, MONDAY, FEBRUARY 9, 2009
ROOM 1A, LEGISLATIVE OFFICE BUILDING

Good morning. My name is Marshall R. Collins. I am appearing in my capacity as Counsel for Government Relations for the aforementioned six organizations (the "Organizations"). Collectively they represent more than 4,000 employers of approximately 130,000 men and women in Connecticut.

The Organizations oppose the following proposed bills:

- SB 388 AA Delaying Revaluation
- SB 395 AA Delaying Municipal Revaluation
- HB 5545 AAC Deferral Of Revaluation By Municipalities.
- HB 5547 AAC The Revaluation Process
- HVB 5551 AAC Revaluation
- HB 5562 AAC A Municipal Option To Conduct A Statistical Revaluation For Purposes Of The Property Tax.
- HB 5860 AA Authorizing Municipalities To Delay Revaluation
- HB 5867 AAC Postponement Of Revaluation
- HB 5874 AAC Revaluation Of Property
- HB 5879 AA Establishing A Moratorium On Revaluation, and
- HB 6307 AA Establishing A Moratorium On Revaluation.

Revaluations are designed to allow municipalities to assess real and personal property at fair market value. Unless real property is revalued regularly and thoroughly, the burden of property taxes will shift among residential, commercial, industrial and personal property taxpayers.

The longer revaluation is delayed, the greater is the shift of the tax burden from residential real property taxpayers to those that pay personal property taxes and to commercial and industrial real property taxpayers.

Cities that have delayed revaluation for up to 18 years have had to impose surcharges on commercial and industrial taxpayers to reflect the undervaluation of residential property. Such a policy has caused business flight from those municipalities. Cities and towns should learn from their example.

Statistical revaluations were implemented to minimize the shock of no revaluation for 10 years. Real property tax values can change dramatically over a ten year period. A statistical revaluation reflects general market changes. In particular, residential property owners become aware of the true value of their property.

No one likes to pay higher property taxes, but sound economic policy and fairness requires that all property be assessed regularly and thoroughly. For these reasons, the Organizations oppose passage of the aforementioned bills.

This completes my testimony. Thank you for your consideration.